



OFFICE USE ONLY

Application # 212-024/12335-00000-00206
Date of Submittal: 4/16/12
Fee: 1st acre (\$1,850 or \$3,200): _____
Planning Area: REBA
Each additional acre (\$185 or \$315) _____
Received by: S.P.
Total: \$15,500

REZONING APPLICATION

Assigned to Shannon Pine, 645-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 4871 Warner Road Zip 43081
Is this application being annexed into the City of Columbus? Y or N (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address 460-271260 & 010-252430
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) PUD-6 Requested Zoning District(s) LAR-12
Recognized Area Commission or Civic Association Rocky Fork Blacklick Accord
See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: To rezone to multi-family dwellings
Proposed Height District: H35 Acreage 43.73+/-
(Columbus City Code Section 3309.14)

APPLICANT

Name Albany Landings LLC
Address 470 Olde Worthington Road City Westerville Zip 43082
Phone# 614-540-2400 Fax # _____ Email _____

PROPERTY OWNER(S)

Name Albany Landings LLC
Address 470 Olde Worthington Road, Suite 100 City Westerville Zip 43082
Phone# 614-540-2400 Fax # _____ Email _____

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill Tangeman
Address 52 E. Gay Street City Columbus Zip 43215
Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature _____
Property Owner Signature _____
Attorney/Agent Signature _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

AFFIDAVIT

(See instruction sheet)



STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 212-024

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman of (1) MAILING ADDRESS 52 E. Gay Street, Columbus, Ohio 43215 deposed and states that she is the duly authorized attorney for the applicant and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at (2) CERTIFIED ADDRESS FOR ZONING PURPOSES 4871 Warner Rd. for which the application for a rezoning was filed with the Department of Development, Building Services Division on (3) 4/16/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS
 Check here if listing additional property owners on a separate page.

(4) Albany Landings LLC
470 Olde Worthington Road, Suite 100
Westerville, Ohio 43082

APPLICANT'S NAME AND PHONE # (same as listed on front of application)

Albany Landings LLC
614-540-2400

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS

(5) Rocky Fork/Blacklick Accord
Attention: Devayani Puranik
City of Columbus, Division of Planning
109 N. Front St., Columbus, Ohio 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property: (7)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) Jill Tangeman
11th day of April, in the year 2012
Deanna R. Cook
N/A

This Affidavit expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Albany Moor LLC
470 Olde Worthington Rd.
Westerville OH 43082

Rocky Fork Accord
c/o Columbus Department of Development
Attention: Devayani Purail
Neighborhood Services
50 West Gay St., 3rd Floor
Columbus OH 43015

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P O Box 1008
Columbus OH 43216-1008

Michael W. Adkins and
Mary A. Adkins
P. O. Box 757
New Albany OH 43054

Albany Crossing Master Association
9054 Cotter Street
Lewis Center OH 43035

Equity Trust Company, et al.
P. O. Box 1529
Elyria OH 44036

Edward D. Hock
4975 Warner Road
Westerville OH 43081-9583

Michael D. Lee and Linda M. Lee
5009 Warner Road
Westerville OH 43081

Levetz Group Inc.
4455 Mahoning Avenue NW
Warren OH 44483

Sixteen Units Albany Landing LLC
2936 Chapel Park Drive
Wesley Chapel FL 33543

Daniel A. Tangeman and
Thomas S. Tangeman
4915 Warner Road
Westerville OH 43081

Village at Preston Woods LLC (The)
470 Olde Worthington Road, #100
Westerville OH 43082

W G Landings LLC
4220 Winchester Pike
Columbus OH 43232

Gary Yee and Xiao Fong Lee
6509 Cheyenne Creek Drive
Lewis Center OH 43035

212-024

212-024

LIST IDENTIFYING PROPERTY OWNER, NEIGHBORHOOD CIVIC ORGANIZATION, AND ATTORNEY FOR APPLICANT

<u>Property Owner</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Albany Moor LLC	010-271260 and 010-252430	4899 Warner Road and 4871 Warner Road	Albany Moor LLC 470 Olde Worthington Rd. Westerville, OH 43082
			<u>Neighborhood Civic Organization</u> Rocky Fork Accord c/o Columbus Department of Development Neighborhood Services 50 West Gay St., 3 rd Floor Columbus, Ohio 43015 Attention: Devayani Purail
			<u>Attorney for Applicant</u> Jill S. Tangeman, Esq. Vorys, Sater, Seymour and Pease LLP 52 East Gay Street, P.O. Box 1008 Columbus, Ohio 43216-1008

LIST IDENTIFYING OWNERS OF PROPERTY WITHIN 125 FEET OF THE PROPERTY BEING REZONED

<u>Adjacent Owner</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Michael W. Adkins and Mary A. Adkins	220-000637	5047 Warner Road	Michael W. Adkins and Mary A. Adkins P. O. Box 757 New Albany OH 43054
Albany Crossing Master Association	010-275385	6039 Poplar Ridge Road	Albany Crossing Master Association 9054 Cotter Street Lewis Center OH 43035
Equity Trust Company, et al.	010-290162	Bldg. 6, Unit 5378 Albany Landings Investment Condominium 10 th Amendment	Equity Trust Company, et al. P. O. Box 1529 Elyria OH 44036
Edward D. Hock	220-000617	4975 Warner Road	Edward D. Hock 4975 Warner Road Westerville OH 43081-9583
Michael D. Lee and Linda M. Lee	220-000620	5009 Warner Road	Michael D. Lee and Linda M. Lee 5009 Warner Road Westerville OH 43081

212-024

<u>Adjacent Owner</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Levetz Group Inc.	010-290660	Bldg. 7, Unit 5353 Albany Landings Investment Condominium 15 th Amendment	Levetz Group Inc. 4455 Mahoning Avenue NW Warren OH 44483
Sixteen Units Albany Landing LLC	010-289433	5824 Lorna Place	Sixteen Units Albany Landing LLC 2936 Chapel Park Drive Wesley Chapel FL 33543
Daniel A. Tangeman and Thomas S. Tangeman	220-000494	4915 Warner Road	Daniel A. Tangeman and Thomas S. Tangeman 4915 Warner Road Westerville OH 43081
Village at Preston Woods LLC (The)	010-277764 and 010-286779	5353 Nottinghamshire Lane and 5391 Rufford Street	Village at Preston Woods LLC (The) 470 Olde Worthington Road, #100 Westerville OH 43082
W G Landings LLC	010-289277	5462 Bilberry Lane	W G Landings LLC 4220 Winchester Pike Columbus OH 43232
Gary Yee and Xiao Fong Yee	010-290137	Bldg. 5, Unit 5367 Albany Landings Investment Condominium 9 th Amendment	Gary Yee and Xiao Fong Lee 6509 Cheyenne Creek Drive Lewis Center OH 43035

Select Language
 Powered by Google Translate



Auditor Home Real Estate Home Search Specialty Maps Auditor Services Contact Us On-Line Tools

MAP(GIS)

Parcel Info

Parcel ID: 010-271260-80
 Map Routing Number: 010-0075A -023-80
 Owner: ALBANY MOOR LLC
 Location: 4899 WARNER RD

- Summary
- Property Profile
- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)
- Sketch
- Photo
- Transfer History
- 2010/2011 BOR
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator

Proximity Report Results

6478576/928039
 The selection distance was 125 feet.
 The selected parcel was 010-271260.

To view a table showing the 14 parcels within the displayed proximity, scroll down.

- Get Report
- Print Window
- Back to Proximity Report

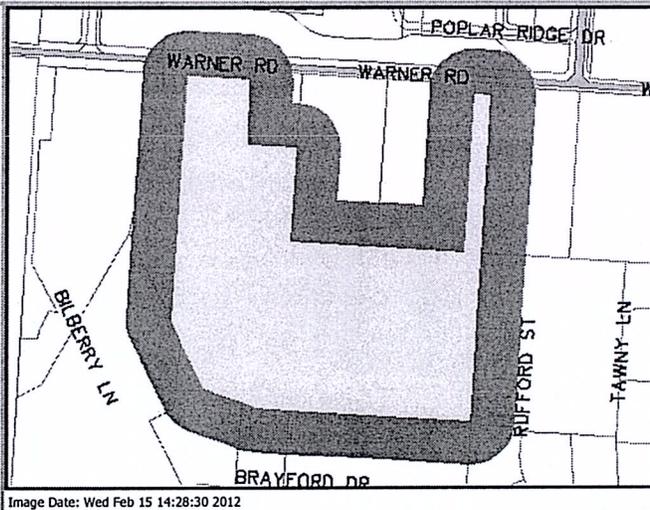
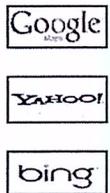


Image Date: Wed Feb 15 14:28:30 2012

Click to view map using:



Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Proximity Parcels

- Hint: To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
220-000637	ADKINS MICHAEL W ADKINS MARY A	5047 WARNER RD
010-275385	ALBANY CROSSING MASTER ASSOCIATION	6039 POPLAR RIDGE DR
010-252430	ALBANY MOOR LLC	4871 WARNER RD
010-271260	ALBANY MOOR LLC	4899 WARNER RD
010-290162	EQUITY TRUST COMPANY ET AL	BUCKLAND DR
220-000617	HOCK EDWARD D	4975 WARNER RD
220-000620	LEE MICHAEL D & LINDA M	5009 WARNER RD
010-290660	LEVETZ GROUP INC	5353 PORLOCK PL
010-289433	SIXTEEN UNITS ALBANY LANDING LLC	5824 LORNA PL
220-000494	TANGEMAN DANIEL A TANGEMAN THOMAS S	4915 WARNER RD
010-277764	VILLAGE AT PRESTON WOODS LLC (THE)	HAMILTON RD
010-286779	VILLAGE AT PRESTON WOODS LLC (THE)	5391 RUFFORD ST
010-289277	W G LANDINGS LLC	5462 BILBERRY LN
010-290137	YEE GARY YEE XIAO FONG	LOXMOOR LN



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212-024

PROJECT DISCLOSURE STATEMENT



Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 212-024

Being first duly cautioned and sworn (NAME) Jill S. Tangeman of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>1. Albany Landings LLC 470 Olde Worthington Road, Suite 100 Westerville, Ohio 43082 Number of Columbus Based Employees: Contact: Joseph Thomas, Jr. 614-540-2400</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 14th day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

N/A

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Limitation Overlay Text

Proposed District: LAR-12

Property Location: 4871 and 4899 Warner Road (43016), being 43.73 +/- acres located on the south side of Warner Road, 1,400 +/- feet east of Ulry Road

Owner: Albany Landings LLC

Applicant: Albany Landings LLC

Date of Text: April 27, 2012

Application: 212-024

1. Introduction: The subject site was first zoned to PUD-8 in 2005 to allow for 294 single-family and townhouse units. In 2006, the site was rezoned to PUD-6 to change the townhouse units to ranch condominium units. In 2008, the site was rezoned to PUD-8 to change the single-family units to multi-family apartment units. The applicant has been very successful in development and selling the multi-family apartment units but there has been no market for the ranch condominium units. The applicant is seeking to rezone the site to change the ranch condominium units to multi-family apartment units consistent with the remainder of the site. The property is part of Pay As We Grow plan for the northeast corridor. The change in units and the increased density will allow for significant funds to be immediately generated for the infrastructure improvements currently scheduled in this area.

2. Permitted Uses: Multi-family and accessory uses such as pool, community center, and clubhouse as shown on the "Site Concept Plan".

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. The height district shall be H-35, allowing for a mean thirty-five (35) foot height limitation in accordance with the Columbus City Code.

2. A maximum of four hundred ninety six (496) may be built on the site in accordance with the Site Plan attached hereto as Exhibit A.

3. Homes may be used as model homes for the purpose of marketing and sales. A manufactured modular building (or a clubhouse or model home with parking) may be used as a sales office during the development of the project and the construction of homes therein.

4. Minimum separation between buildings shall be at least 10 feet.

5. For multi-family apartment units located on private streets, the minimum building setback shall be 35 feet measured from the centerline of the street. A 4' sidewalk and an 11' tree lawn shall be provided in front of each building that has frontage along a primary access street as shown on the Typical Site Design Elements Plan attached as Exhibit D. All buildings that front onto a parking area shall have a minimum building setback of 10' from the edge of pavement.

6. All buildings and parking shall be setback 250' from the centerline of Warner Road as required by the Rocky Fork Blacklick Accord.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. The street alignments shall be developed as shown on the attached Site Plan; however they are subject to refinement with final engineering and may be adjusted to reflect engineering, topographical or other site considerations established at the time of development. The director of development or the director's designee may approve adjustments to the street alignments upon submission of the appropriate data regarding the proposed adjustment.

2. Private streets shall be at least 22 feet in width and for multi-family apartment units. Intersection details, including turning radii and tapers, will comply with the City of Columbus standards for 22' wide streets.

3. A bike path will be installed as shown on the Open Space Exhibit attached hereto as Exhibit B with connections to the properties to the east and to the west.

4. Developer will install concrete sidewalk or multi-use path along the south side of Warner Road. The locations of sidewalks throughout the development are shown on the Open Space Exhibit attached hereto as Exhibit B. Developer will also dedicate ten feet of additional right of way along Warner Road to the City of Columbus.

5. 2 parking spaces per dwelling unit shall be provided for multi-family apartment units.

6. Parking restrictions shall be controlled by appropriate signage displayed within the development and shall include that parking shall be limited to one side of the Street and that no parking shall be permitted on either side of any street within 61' of street intersection. Fire hydrants shall be located on the side of the street where no parking is permitted. Enforcement by the condominium association shall be established by the rules and regulations of the condominium.

7. The owner, developer and or the association of owners must establish and maintain an agreement(s) with private towing company(s), which agreements authorize the private towing company(s) to remove/tow any vehicles parking in restricted areas. There may be one or more such agreements with one or more towing company for any times, lengths, terms, etc., as the association determines, so long as at least one such agreement shall always at all times be in force for the purposes of enforcement, removal,

towing as required above. Towing agreements shall be filed with the Division of Fire, Fire Prevention Bureau upon execution of contract.

8. Parking is restricted to garages and on streets (as set forth above). In conjunction with note above, the owner, developer, their successors and assigns (including the association of homeowners) must provide and maintain adequate and proper signage to designate all no parking zones.

9. The owner, developer, or the owners association, as applicable, shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets or alleys.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. For multi-family apartment units, the developer shall install the total number of trees equal to one street tree per thirty (30) lineal feet of street frontage for both sides of the street, which trees may be evenly spaced at 1 tree per 30', or grouped, and the remainder distributed throughout the site. Developer reserves the right to place trees based on the site conditions and may redistribute the balance as grouped elsewhere throughout the site.

2. Street trees shall be 2.5-inch caliper minimum at the time of planting, and species shall not be mixed on individual streets.

3. City of Columbus parkland dedication requirements were met as part of a development to the north (Albany Crossing). The developer will also be giving to the City of Columbus the wetlands preservation area identified on the Site Plan. Fencing will be installed to separate the wetlands area from the development per Recreation and Parks requirements.

4. Where drive aisles are adjacent to residential buildings, those areas shall be screened with hedge rows which shall be 4 feet in height within two years of planting. A minimum of 5% of parking areas shall be landscaped. All parking lots that front onto access streets or open space shall be screened with hedge rows which shall be 4' in height within two years of planting. Parking buffers will be installed in accordance with the Typical Site Design Elements Plan attached as Exhibit D.

5. Developer shall replace dead or decayed plant material within 6 months or by the next growing season. Existing trees in the setback areas along the property lines will be preserved except where it is necessary for utility crossings. Existing trees will also be preserved within a 50 foot distance from the centerline of the stream (100' total) as indicated on the Site Plan attached hereto as Exhibit A. Existing trees in the wetlands preservation area as shown on the Site Plan will also be preserved.

6. Developer shall install street trees along Warner Road at a rate of 4 per 100 linear feet. which may be evenly spaced, grouped, or used to supplement the existing tree line.

7. The Site Plan provides approximately 17.74 +/- acres of open space. All open space shall be maintained by an owners association. All open space as depicted in Area E on the open space plan shall be preserved.

D. Building Design and/or Interior-Exterior Commitments.

1. Multi-family apartment buildings will be constructed with an exterior mixture of brick, "shake" siding and New Albany beaded vinyl siding as showing on the Architectural Features Plan attached as Exhibit C and the Sample Elevations attached as Exhibits C1 and C2.

2. Main entry features will be landscaped and lit with concealed uplights.

3. Lighting poles shall be cut-off fixture types. All lighting poles, signs, frames and/or supports shall be uniform and be either black or dark bronze in color. No pole shall exceed eighteen (18) feet in height.

4. Subject to approval of a Dumpster Waiver, refuse collection shall be provided by private hauler. All residents shall have a private refuse container(s). If a Dumpster Waiver is not granted or revoked by the City of Columbus, or if a future owner requests refuse service by the City of Columbus, dumpsters will be provided in accordance with applicable city code.

5. Developer shall install decorative street lamps at regular intervals similar to City of Columbus standard spacing. Street light spacing on public street(s) shall be per City code. All lighting fixtures within the multi-family sub-area shall be similar in style or type.

6. If security lighting is used, it shall be motion detector type lighting.

7. Outdoor light poles shall not exceed eighteen (18) feet in height. All wiring shall be concealed and/or underground. Ground-mounted lighting shall be shielded and landscaped.

E. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to the Columbus Graphics Code. Any variances needed from the applicable graphics requirements shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. Prior to site compliance plan approval, the final plans for the design of the Warner Road Full Replacement & Warner/Ulry Improvements that have been signed and approved by all applicable government agencies shall be provided to the City of Columbus in accordance with the Memorandum of Understanding comprising this property that was executed on February 23, 2006.

2. The subject site shall be developed in accordance with the Site Plan attached as Exhibit A. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the Plan is subject to review and approval by the Director of the Department of Development, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment.

3. This site is included within the Pay as We Grow plan for the northeast growth corridor. The developer has committed to paying \$700.00 per dwelling unit towards infrastructure costs.

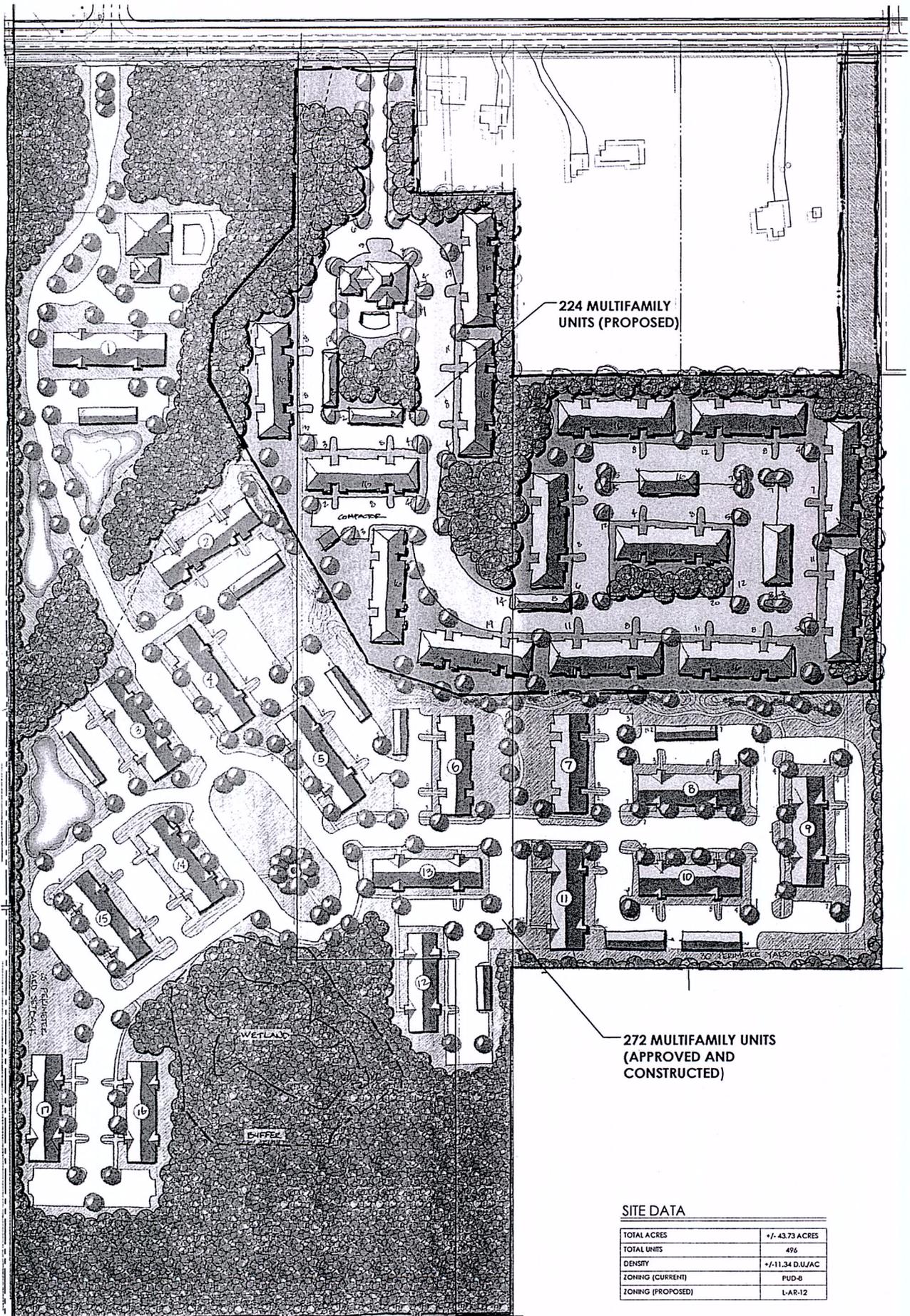
***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease, LLP

52 East Gay Street

Columbus, Ohio 43215



224 MULTIFAMILY UNITS (PROPOSED)

272 MULTIFAMILY UNITS (APPROVED AND CONSTRUCTED)

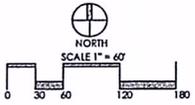
SITE DATA

TOTAL ACRES	+/- 43.73 ACRES
TOTAL UNITS	496
DENSITY	+/- 11.34 D.U./AC
ZONING (CURRENT)	PUD-B
ZONING (PROPOSED)	LAR-12

SITE PLAN

ALBANY LANDINGS

PREPARED FOR VILLAGE COMMUNITIES
DATE: MARCH 6, 2012



Paris Planning & Design

LAND PLANNING & LANDSCAPE ARCHITECTURE
855 Grandview Avenue Suite 230 Columbus, OH 43215
p (614) 487-1964 f (614) 487-1975

212-024

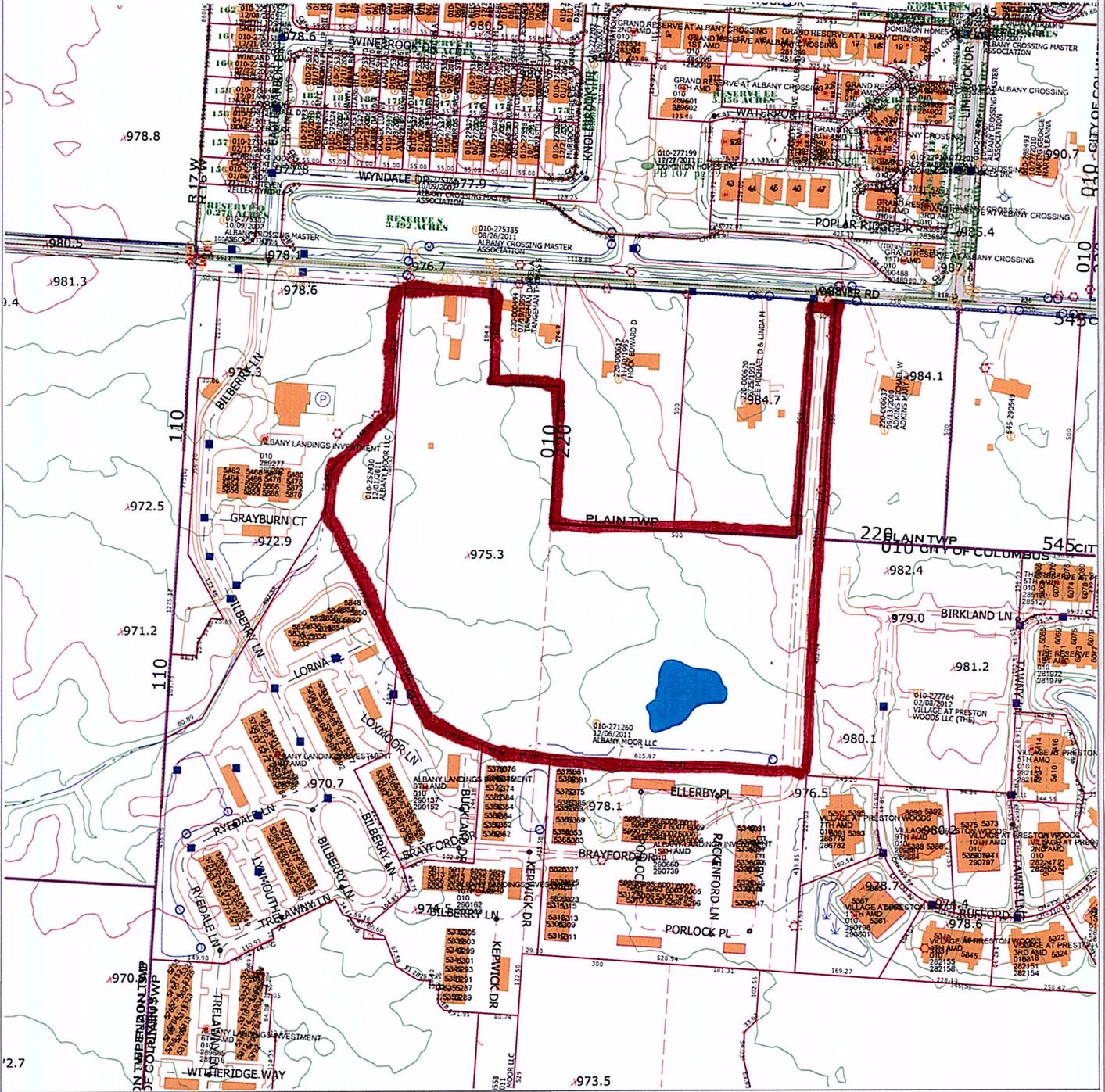
212-024



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 2/15/12



Disclaimer

Scale = 300



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

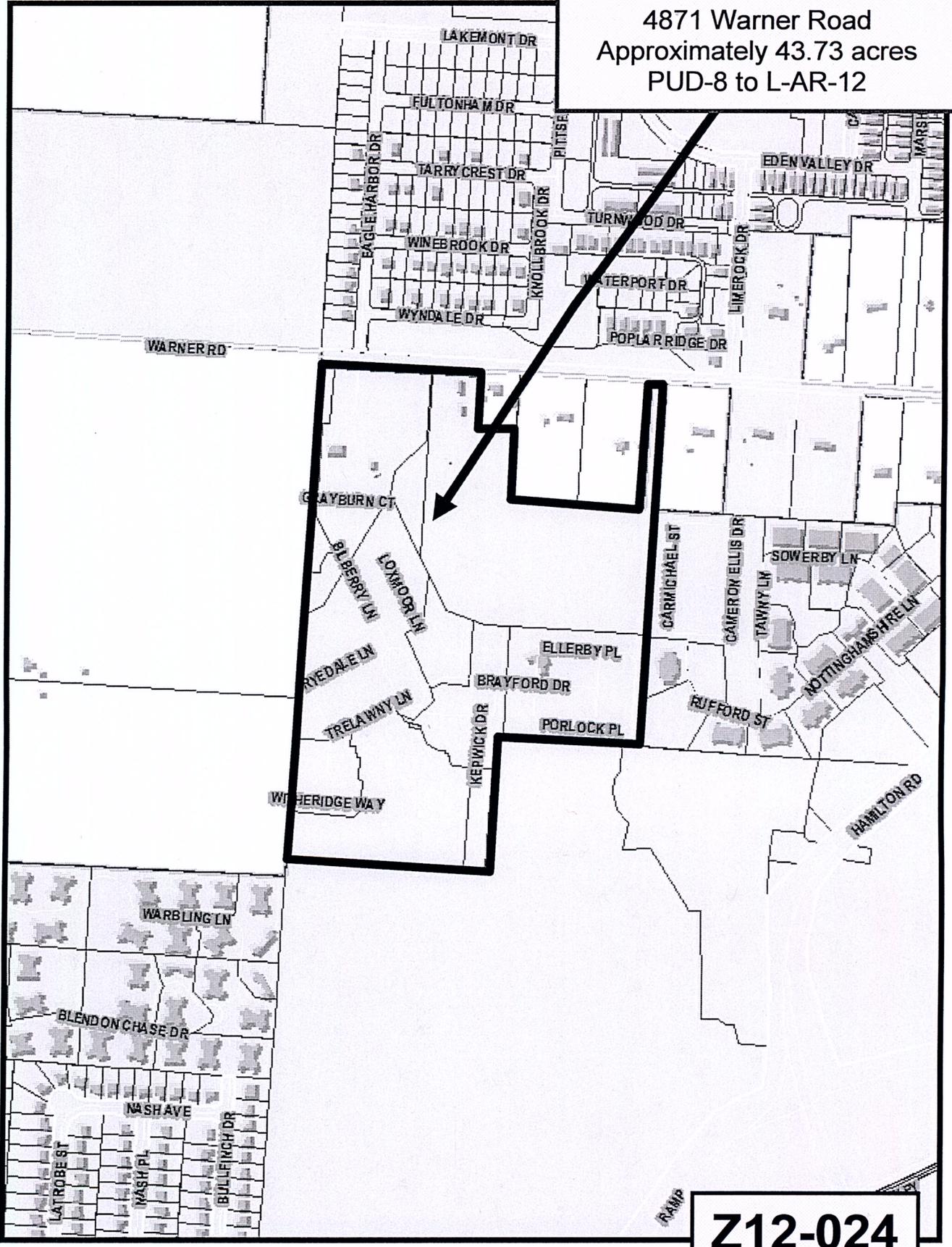
Real Estate / GIS Department

4871 Warner Road
Approximately 43.73 acres
PUD-8 to L-AR-12



Z12-024

4871 Warner Road
Approximately 43.73 acres
PUD-8 to L-AR-12



Z12-024